

PLANNING COMMISSION REPORT



MEETING DATE: July 9, 2003

ITEM NO. _____ GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT

Desert Vista Church

REQUEST

Request to abandon the north 30-foot right-of-way of Parcels 217-12-009D, E, and G, the Desert Vista proposed church/school site, except the west 18 feet.
7-AB-2003

Related Policies, References:
(7-UP-2003)

Key Issues.

- Abandon the unnecessary 30 feet right-of-way and it may be incorporated into the Desert Vista Church site.
- Reserve a public trail easement along the west 15 feet, and the south 15 feet and of the subject 30 feet to connect to the future paved trail within the wash.
- No utility access is necessary per written permission of the affected utility companies.

OWNER/APPLICANT CONTACT

Todd Anderson
Desert Vista Church
480-368-0888

LOCATION

18201 N 94th St

BACKGROUND

Background.

The subject 30 feet right-of-way was dedicated to Maricopa County in 1966.

Zoning.

The site is zoned Single Family Residential Environmental Sensitive Land. (R1-35 ESL)

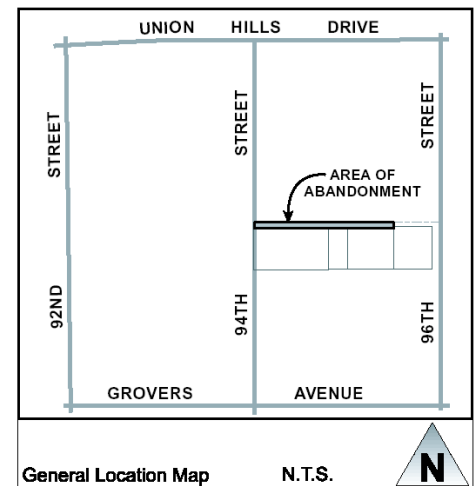
Context.

The subject 30 feet right-of-way abandonment is being requested in conjunction with a use permit for the development of the proposed Desert Vista Church/school site.

APPLICANT'S PROPOSAL

Goal/Purpose of Request.

This request is to eliminate the existing 30 feet of right-of-way located along the north boundary of Parcels 217-12-009D, E, and G, except the west 18 feet which will be used as part of a 60 feet right-of-way for 94th Street. This is consistent with the City's roadway requirements.



The surrounding property to the north is DC Ranch Single Family Residential and is accessed by private internal streets. The property to the west is also DC Ranch Single Family Residential and does not require access of the subject right-of-way. The property to the south is undeveloped private property, and accesses 94th street.

The property to the east is owned by the City of Scottsdale as part of the Reata Wash flood plain area, and access to the wash property is provided from Union Hills Road to the north.

Although the approved Trails Master Plan does not call for a connection at this location, staff recommends a 15 foot public trail access easement be reserved over the south 15 feet of the subject 30 feet right-of-way, and along the west 15 feet of the subject 30 feet right-of-way. This will enable a pedestrian connection to the proposed trail within the Reata Wash and to the trail connecting to the north along the DC Ranch property. The applicant concurs with the stipulation.

IMPACT ANALYSIS

Departmental Responses.

City Department/Division participants concur with this abandonment request. See Department Issues Checklist (Attachment #1).

Transportation Impact.

This abandonment is in the area served by the DC Ranch Community Facilities District proposed master planned road system to be constructed in the near future. 94th Street, on the west side of the proposed abandonment, is to be constructed by the District as a two lane minor collector. Access to the land to the north, a DC Ranch subdivision, is by a gated entrance off 94th Street. The land to the east of the abandonment is a large regional drainage wash owned by the City. To the south is the proposed church. This abandonment is not part of the District master planned street system and does not affect any other planned public street system.

Community Impact.

The elimination of this right-of-way will remove the public interest in this roadway with the exception of a pedestrian connection per stipulation.

Community involvement.

No adjacent property owners have registered objection to this abandonment. Letters of notification were provided to adjacent properties. Nick Teratsas, representing DC Ranch, the west and north property boundary, provided a written letter of no objection. On March 4th the applicant talked with the Director of Development of the Toll Brothers, owners of the property immediately east of the Reata wash and he voiced no objection. Elizabeth Sumners was also provided written notification, and on March 31 the applicant had a phone conversation with Ms. Sumners who said she had no objection to the abandonment.

The applicant provided a written summary of his adjacent property contact in a letter that is on file in the city abandonment case file.

**STAFF
RECOMMENDATION**

Recommended Approach:

Staff recommends approval, subject to the following stipulations:

A public trail easement is reserved over the west 15 feet, and the south 15 feet of the entire subject 30 feet right-of-way.

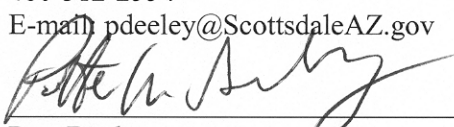
- a. A minimum five (5) foot wide trail along the east side of 94th Street, separated from back-of-curb by a minimum of 5 feet. The trail shall be constructed with compacted/stabilized decomposed granite or other materials approved by plan review and permit services staff, and shall connect to the trail on the northern adjacent development. The trail shall be contained within a minimum 15-foot wide public trail easement.
- b. A minimum five (5) foot wide trail between the east and west property lines along the north side of the property. The trail shall be constructed with compacted/stabilized decomposed granite or other material approved by plan review and permit services staff, and shall connect to the trail along 94th Street. The trail shall be contained within a minimum 15-foot wide public trail easement.

**RESPONSIBLE
DEPT(S)
STAFF CONTACT(S)**

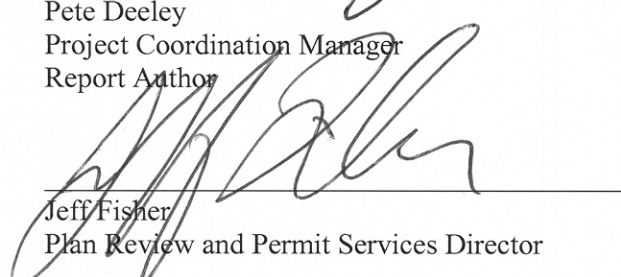
Planning and Development Services Department

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APPROVED BY



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ATTACHMENTS

1. Departmental Checklist
2. Context Aerial
- 2A. Area Site Plan
3. Detail Aerial
4. Area Trails Plan
5. Commercial Site Plan

CASE 7-AB-2003

Department Issues Checklist

Transportation

- ☒ Support
The abandonment of the subject right-of-way will not affect the local street configuration. There is no access necessary to the property to the north (DC Ranch) or the property to the east, a major wash area, per the City's Transportation Department. The subject property will access off 94th Street. A traffic impact report is included in the accompanying Use Permit application 7-UP-2003 for this site.

Trails

- ☒ Support
The new Master Trails Plan has no requirement for a trail in this area, however a pedestrian public access connection is being reserved along the south 15 feet of the subject 30 feet right-of-way for pedestrian connection out to the wash area which will have a paved trail.

Adjacent Property Owner Notification

- ☒ Support
All adjacent property owners within 750 feet have been noticed and a letter of support is on file from the adjacent DC Ranch properties.

Public Utilities

- ☒ Support
Letters of support from the affected public utility companies are on file with the City of Scottsdale as long as a public utility easement is reserved over the subject right-of-ways until such time as all utilities are located.

Emergency/Municipal Services

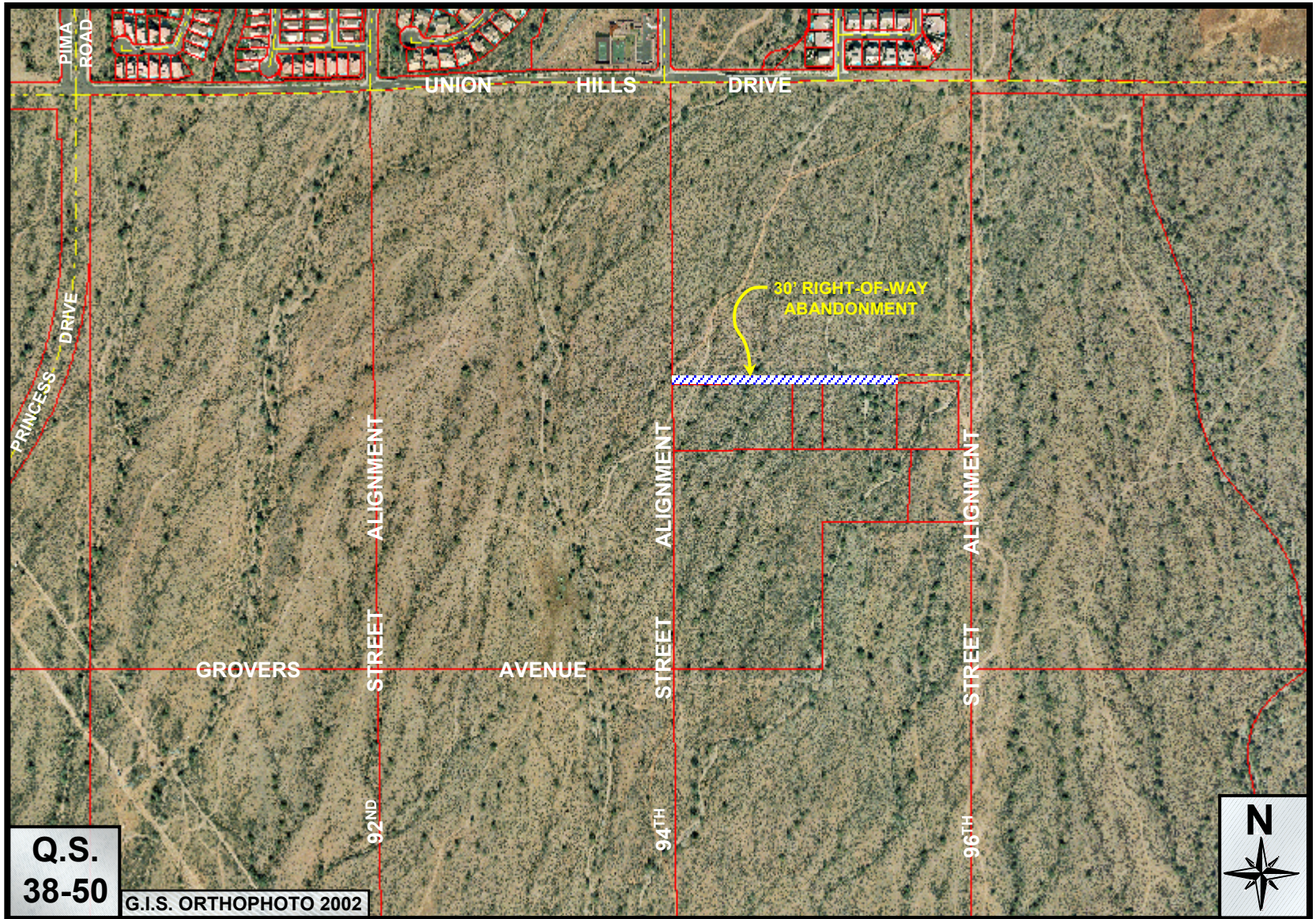
- ☒ Support
Emergency service vehicle access is being provided for by an internal emergency service easement and additional water bib connections in the rear of the building.

Water/Sewer Services

- ☒ Support
Water and sewer services have no objection to the abandonment.

Drainage

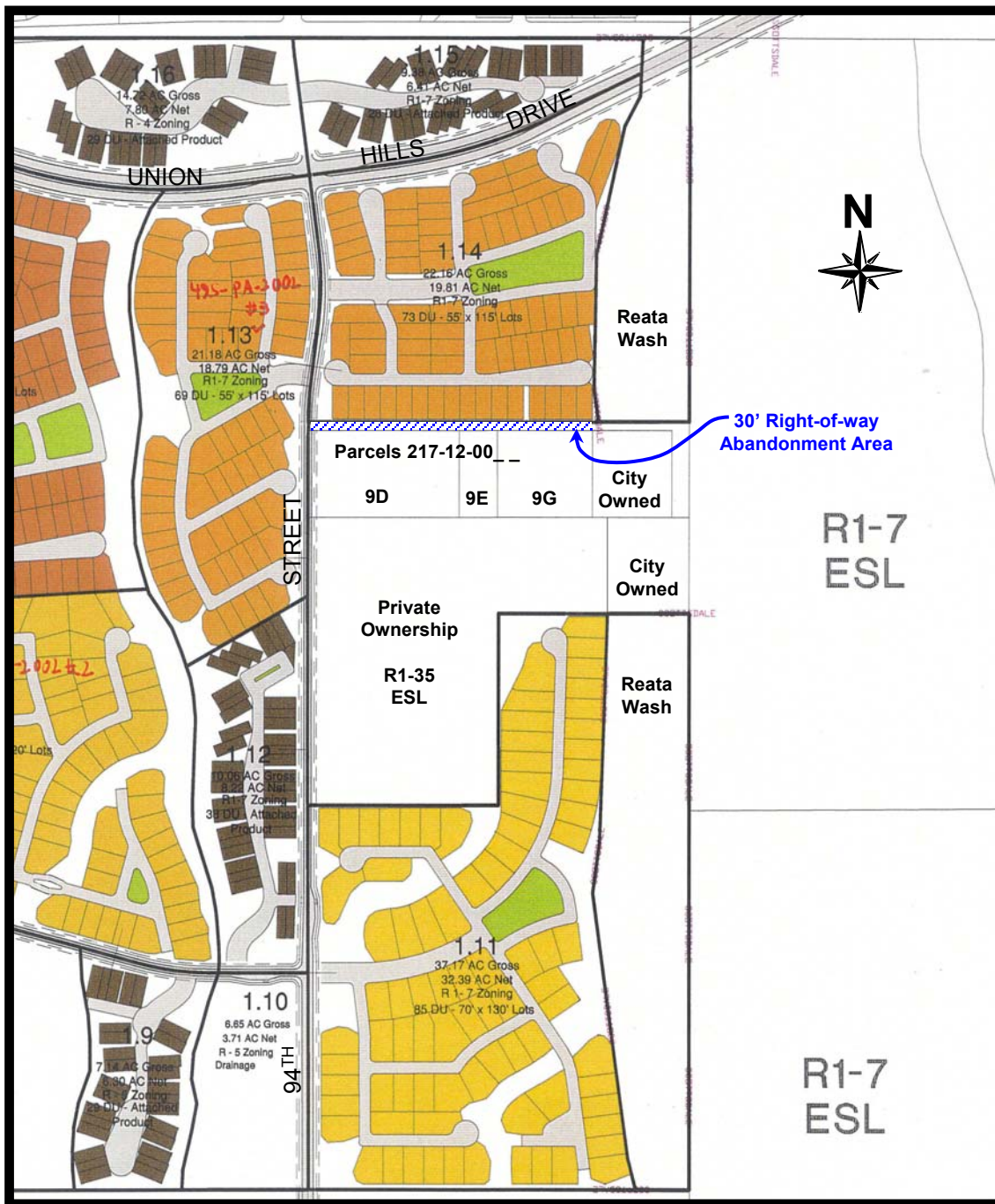
- ☒ Support
Drainage easements for washes over 50 cubic feet per second will be required at the time the property is redeveloped.



Desert Vista Church

7-AB-2003

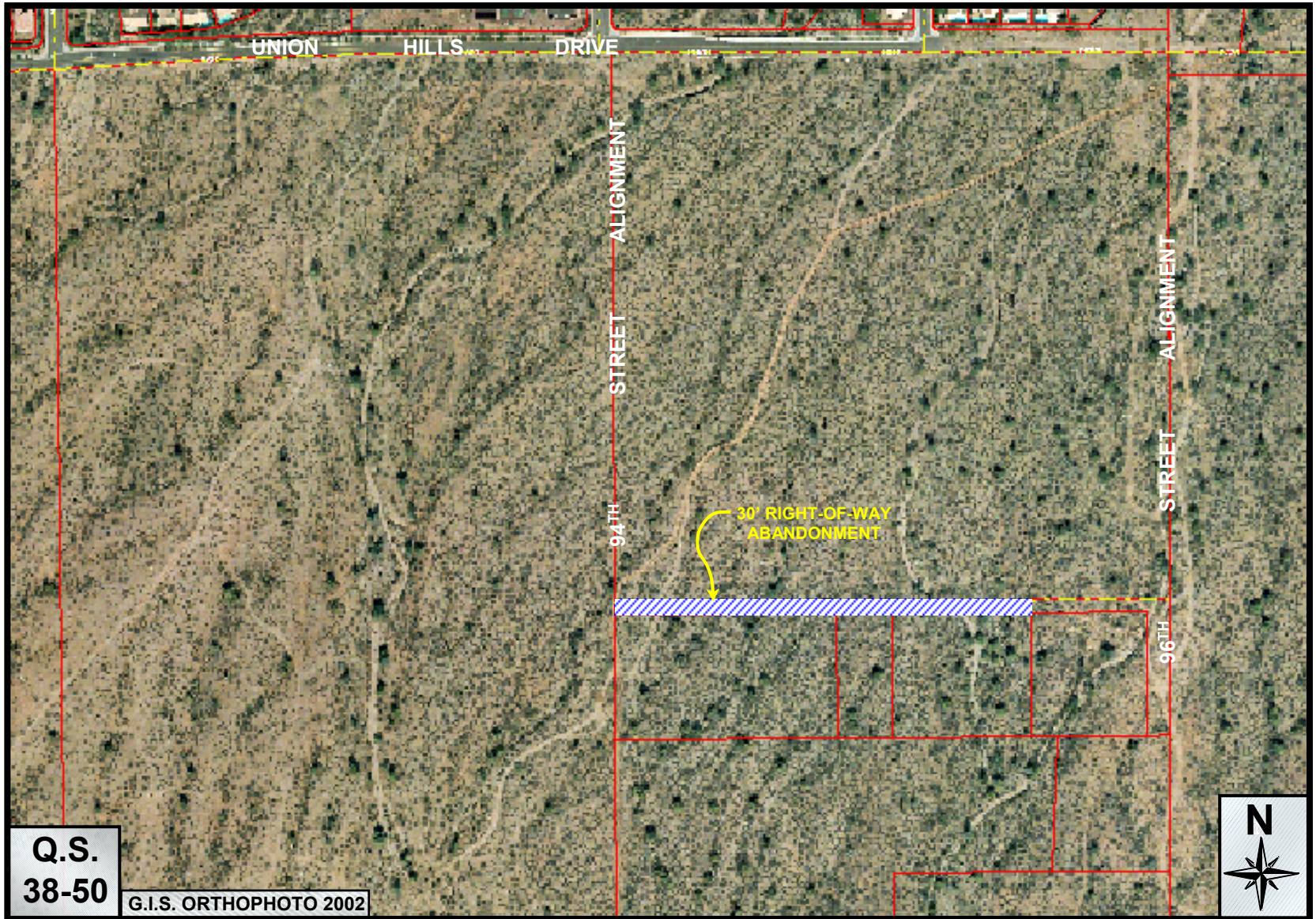
ATTACHMENT #2



Desert Vista Church

7-AB-2003

ATTACHMENT #2A



Desert Vista Church

7-AB-2003

ATTACHMENT #3

CIRCLE MOUNTAIN

HONDA BOW

ROCKAWAY HILLS

DESERT HILLS

JOY RANCH

STAGECOACH PASS

CAREFREE HWY.

DOVE VALLEY

LONE MOUNTAIN

DIXILETA

DYNAMITE

JOMAX

HAPPY VALLEY

PINNACLE PEAK

DEER VALLEY

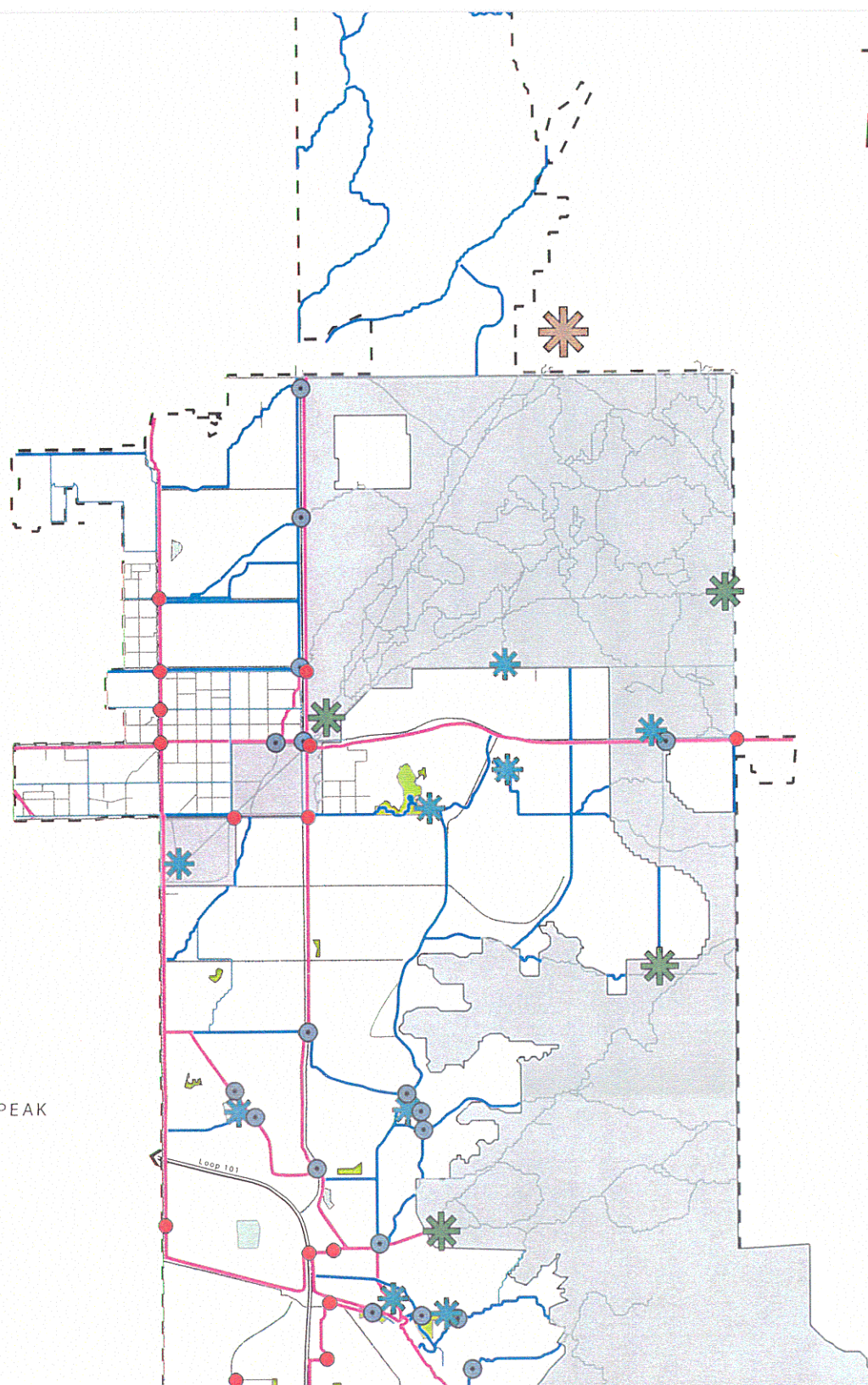
BEARDSLEY/THOMPSON PEAK

OUTER LOOP

UNION HILLS

BELL/FRANK LLOYD
WRIGHT BLVD.

GREENWAY



Trail System Master Plan

Proposed Trail Network

- Primary Trail
- Secondary Trail
- Local Trail
- Neighborhood Trail
- Preserve Trail
- Paved Connection
- Preserve Study Boundary
- City Boundary
- Existing Park
- Planned Park
- Equestrian Signal
- Grade-Separated Crossing
- Interim Equestrian Signal followed by Grade-Separated Crossing
- Minor Trailhead
- Major Trailhead
- Other Trailhead

CASE 7-AB-2003
ATTACH. #4

